

ALTA/ACSM Land Title Survey
of
Lots 6, 7 & 8, Block A,
SUNSHINE TERRACE ADDITION
Section 28, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico

PROPERTY ADDRESS: VACANT LAND, SUNSHINE TERRACE AVE. SE

LEGAL DESCRIPTION:
Lots 6, 7 and 8, Block A, of Eight (8) in Block Lettered "X" of the amended plat of Blocks 3 to 24, inclusive, of SUNSHINE TERRACE, as the same is shown and designated on the Plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1950, in Plat Book C1, Page 91.

- NOTES:
- Distances shown hereon are horizontal ground distances in feet.
 - Bearings are based on NM State Plane grid bearings, central zone, derived from local GPS observations.
 - Measurements are shown in parenthesis (), where record data differs from measured data.
 - Comers shown thus " * " are set #4 rebar w/ cap stamped " G. GRIEKO, PS 8688 ", unless otherwise shown.
 - Field Note: Property shown hereon is located in Zone Y, as determined to be located in Zone Y by the Surveyor's field notes on file with the County Clerk of Bernalillo County, New Mexico, Parcel No. 35001C03345, effective date September 26, 2008.
 - The site is currently zoned R-1.
 - There was no observed evidence of current earth moving work, building construction or building additions.
 - There was no observed evidence of site use as a solid waste dump, dump or sanitary landfill.
 - There is no adjoining boundary.
 - Survey Title Commitment No. 014725936, dated 2/14/2014.
 - Plat of Sunshine Terrace, filed 3/17/1950 in BK. C1, page 91.
 - Plat of UNM Area, filed 5/28/2010, BK. 2010C, Pg. 64.
 - Plat of UNM Gibson Commercial District, filed 12/22/2011, BK. 2011C, Pg. 138.

EASEMENTS:
per Paragraph B, Part II of title commitment dated February 14, 2014 (Item #):
[13]. Five foot (5') Utility Easement reserved along the rear lot line of the insured premises, as shown on the recorded plat, Plat BK. C1, Page 91, and as reserved in the Declaration of Easements, recorded in book 138, Page 185. APPLICABLE SUBJECT PROPERTY AND IS PLOTTED.

SURVEYOR'S CERTIFICATE:

To: The Regents of the University of New Mexico
To: King of the Hill, Inc.
To: Stewart Title Company
To: Stewart Title of Albuquerque LLC

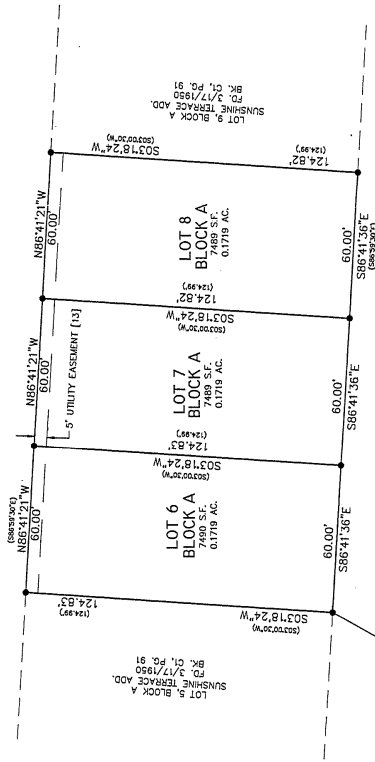
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2006, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13, 16 and 18 of Table A thereof. I further certify that this map or plat and the survey were made in accordance with the Minimum Standard Detail Requirements for Land Title Surveys in the State of New Mexico as effect at the time of this certification, and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on August 20, 2014.

Date of certification: September 4, 2014.

Gregory E. Grijako
Gregory E. Grijako, N.M. Professional Surveyor No. 8688

ALPHA PRO SURVEYING LLC
1435 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
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DRAWN BY: GS
FILE NO.: 14-162

TRACT 1
UNM AREA
FD, 12/22/2011
BK. 2011C, PG. 138



NAD83 CONTROL STATION T-35-30
NM STATE PLANE COORDINATES:
N=1,477,335.008, E=1,524,181.952,
G/G FACTOR: 0.999876244
MAPPING ANGLE: -010.25317

